143.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,100 / 764,100
					USE VALUE:	764,100 / 764,100
					ASSESSED:	764,100 / 764,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PURITAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWIS JOHN E
Owner 2:	ST GERMAIN BRITTNEY
Owner 3:	
Street 1:	17 PURITAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PETERSON JENNIFER Y -
Owner 2:	-
Street 1:	17 PURITAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,284 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1229 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5284.000	301,300		462,800	764,100
Total Card	0.121	301,300		462,800	764,100
Total Parcel	0.121	301,300		462,800	764,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 621.60 | /Parcel: 621.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92964
GIS Ref	
GIS Ref	
Insp Date	04/20/18

!11126!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,300	0	5,284.	462,800	739,100	739,100	Year End Roll	12/18/2019
2019	101	FV	241,100	0	5,284.	433,900	675,000	675,000	Year End Roll	1/3/2019
2018	101	FV	245,300	0	5,284.	358,700	604,000	604,000	Year End Roll	12/20/2017
2017	101	FV	245,300	0	5,284.	329,800	575,100	575,100	Year End Roll	1/3/2017
2016	101	FV	245,300	0	5,284.	300,800	546,100	546,100	Year End	1/4/2016
2015	101	FV	230,900	0	5,284.	295,000	525,900	525,900	Year End Roll	12/11/2014
2014	101	FV	230,900	0	5,284.	274,200	505,100	505,100	Year End Roll	12/16/2013
2013	101	FV	230,900	0	5,284.	260,900	491,800	491,800		12/13/2012

PRINT

Date	Time
12/11/20	01:19:52

LAST REV

Date	Time
09/09/20	15:04:58
danam	
11126	

USER DEFINED

Prior Id # 1:	92964
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSON JENNIF	54696-262		5/17/2010		495,000	No	No		
HENCH HOLLY	46981-228		2/17/2006	Family	1	No	No		
BARNETT ROSEMAR	45519-281		6/30/2005		465,000	No	No		
COLLINS DOROTHY	25195-432		2/27/1995		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	576	Inter Fi	200,000	O				
3/17/2003	163	Alterati	200					
3/4/2003	140	Renovate	85,780					

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2020	Permit Visit	DGM	D Mann
4/20/2018	Meas/Inspect	CC	Chris C
2/4/2009	Measured	372	PATRIOT
12/18/2005	MLS	HC	Helen Chinal
4/21/2000	Inspected	264	PATRIOT
4/17/2000	Missed Appt.	263	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5284		Sq. Ft.	Site		0	80.	1.09	9									462,815						462,800	

Total AC/HA:	0.12130	Total SF/SM:	5284	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	462,815	Spl Credit		Total:	462,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.04989493
Adj $ / SQ:	148.823
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337749
Depreciation:	36477
Depreciated Total:	301272

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1			HB	1		

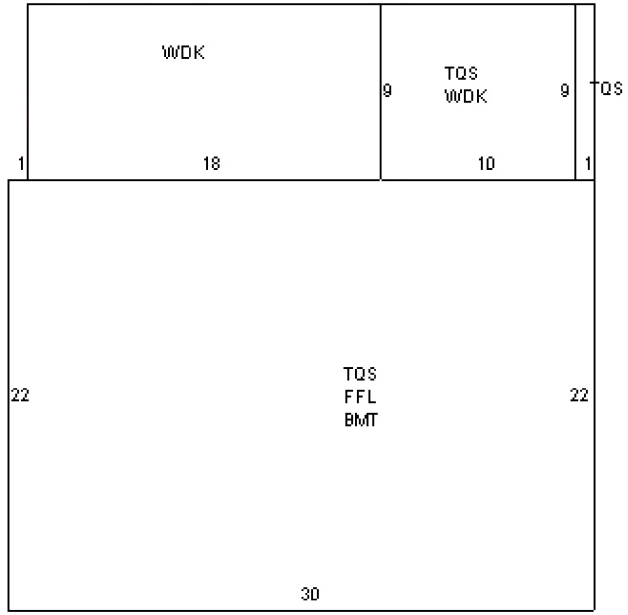
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.70
Special Features:	0	Val/Su Net:	140.73
Final Total:	301300	Val/Su SzAd	245.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	44.650	29,467
FFL	First Floor	660	148.820	98,223
TQS	3/4 Story	569	148.820	84,717
WDK	Deck	252	10.470	2,637

Net Sketched Area:	2,141			Total:	215,044
Size Ad	1229.25	Gross Are	2331	FinArea	1229

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	